



**City of
Norfolk**
Office of the City Manager

C: Dir., City Planning

July 11, 2006

To the Honorable Council
City of Norfolk, Virginia

Re: Special Exception – 9583 Shore Drive

Ladies and Gentlemen:

I. **Recommended Action:** Approve the ordinance.

II. **Overview**

This agenda item is a special exception that would govern operation of an eating and drinking establishment known as Mona Lisa Pizza to be located at 9583 Shore Drive. This location is across the street from the East Beach residential planned community and on the northwest side of the Shore Drive bridge. Attached hereto are conditions prescribed to the granting of the special exception.

III. **Analysis**

A. **General**

The applicant is currently operating a restaurant at this location. He would like to serve beer and wine to his patrons. No entertainment is proposed and the seating will be limited to 50 seats. The General Plan designates the area as commercial/office. This proposal would be considered consistent with the General Plan of Norfolk.

The City Council, in considering these conditions, must also determine that the proposed Special Exception complies with each of the requirements of Section 25-7 of The City of Norfolk Zoning Ordinance 1992, as amended. The requirements address compatibility with the objectives and policies of The General Plan of Norfolk, assurance against a negative impact on the value of other properties within the neighborhood, traffic congestion, impact on natural resources (water and air quality) and other conditions as noted in the attached ordinance.

It should be noted that violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

R-5

B. Fiscal
N/A.

C. Environmental
N/A.

D. Community Outreach/Notification
The applicant met with and received full support from the East Ocean View Civic League and the Ward 5 Partnership. The Planning Commission held a public hearing on the matter and heard from citizens, Civic League and the Ward 5 Partnership.

IV. Board/Commission Action

By a 7 to 0 vote the City Planning Commission recommends that the application of Mona Lisa Pizza by Thomas Posilero be **approved**. Conditions recommended by the Planning Commission as a part of the adult use special exception for Mona Lisa Pizza by Thomas Posilero:

1. The hours of operation for the sale of alcoholic beverages shall be from 11:00 a.m. until 11:00 p.m., Sunday through Thursday, and from 11:00 a.m. until 12:00 midnight, Friday and Saturday.
2. The seating capacity for the restaurant shall not exceed 50 seats and the total occupancy shall not exceed 50 people.
3. There shall be no entertainment provided.
4. There shall be no off-premises sales of alcohol.
5. No alcoholic beverage having more than 21% alcohol by volume shall be sold.
6. This Special Exception shall automatically expire upon a change of ownership of the property, a change in possession, or a change in the operation or management of the facility.
7. The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set for in "Exhibit A", attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators, and managers who operate and/or manage the premises covered by this Special Exception. Should any owners, operator, or manager desire to operate the business in a manner different that as presented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
8. Any requirements, limitations or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia Law upon this establishment which are more stringent than the requirements of the Special Exception shall be effective and binding. Any violation of such limitation requirement or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. The Special Exception may be revoked for any violation of a general or specific


condition, including a condition incorporated by reference and including a condition arising from limitations, requirements of restrictions imposed by the ABC Commission or by State Law.

9. An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
10. In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
11. A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
12. When the facility is leased, le, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.

V. Conclusion

It is recommended that the City Council approve the ordinance as presented including conditions.

Respectfully submitted,


Regina V.K. Williams
City Manager

Coordination/Outreach

This letter has been coordinated with City Planning.

trr 5/11/06

Form and Correctness Approved: *BAP*

Contents Approved:

By

Charles M. Melts
Office of the City Attorney

NORFOLK, VIRGINIA

By

DEPT.

*James M. Newcomb***ORDINANCE No.**

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT ON PROPERTY LOCATED AT 9583 SHORE DRIVE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Thomas Posilero, authorizing the operation of an eating and drinking establishment on property located 9583 Shore Drive. The property which is the subject of this Special Exception is more fully described as follows:

Property located in a shopping center building measuring 60 feet, more or less, in width and 125 feet, more or less, in depth, located in the Shore Drive Plaza and situated 5 feet, more or less, south of Pleasant Avenue and 260 feet, more or less, west of Shore Drive; premises numbered 9583 Shore Drive.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the sale of alcoholic beverages shall be from 11:00 a.m. until 11:00 p.m., Sunday through Thursday, and from 11:00 a.m. until 12:00 midnight Friday and Saturday.
- (b) The seating capacity for the restaurant shall not exceed 50 seats and the total occupancy shall not exceed 50 people.
- (c) There shall be no entertainment provided.
- (d) This special exception shall automatically expire upon a change in ownership of the property, a change in possession, or a

change in the operation or management of the facility.

- (e) There shall be no off-premises sales of alcoholic beverages.
- (f) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (g) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (h) Any requirements, limitations, or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such requirement, limitation, or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (i) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan)

shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby makes the following findings of fact:

- (a) That the proposed use will not be contrary to the public interest or be injurious to nearby properties, and that the spirit and intent of the zoning ordinance will be observed;
- (b) That the establishment of an additional adult use in the area will not conflict with any Council adopted objectives, plans or programs for the area;
- (c) That the establishment of an additional adult use will not be contrary or detrimental to any program of neighborhood conservation or renewal in adjacent residential areas; and
- (d) That all applicable regulations of the zoning ordinance and special conditions attached to this special exception will be observed.

Section 4:- That the City Council hereby waives the locational provisions for adult uses as set forth in Section 25-10.1 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).

Section 5:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in

harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 6:- Violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

Section 7:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT
Exhibit A (2 pages)



City of Norfolk

EXHIBIT 'A' On-Premise Sale Of Alcoholic Beverage

Date of Application 4/8/05

Trade name of business: Mona Lisa Pizza

Address of business: 9583 Shore Drive

Name(s) of business owner(s) Thomas Posilero

Name(s) of property owner(s): John B. Mair

Name(s) of business manager(s)/operator(s): Janel Posilero

Daytime telephone number: (757) 560-5155

1. Total Occupancy 50 Total number of seats 50
Number of bar seats — Number of Tables 12

2. Describe type tables and booth (i.e., rounds of 4, booth seats 6, etc.)
(4) 2 round tables; 9 (4) top tables; 1 long table
seats seats seats

3. Will indoor or outdoor entertainment be provided? NO If yes, describe the type of entertainment (i.e., 3 piece band, disc jockey, etc.)

4. Will video games, pool tables, game boards or other types of entertainment be provided? If yes, please describe type and number of each game to be provided:

Yes; one stand up video game

5. Will patrons ever be charged to enter the establishment? NO
If yes, explain:

ABC On-Premises Special Exception
Page 2

6. Will the facility be available for private parties? NO
If yes, explain: _____

7. Type of ABC license applied for (check all applicable boxes):

☒ On Premises ☐ On & Off Premises (second application required)

8. Additional comments/description/operational characteristics:

Mona Lisa is a family owned and operated business. We have been in business for 2 years.

John Phil
Signature of Applicant

Note: A page size drawing showing the floor plan, seating arrangement, bar arrangement, entrances and exits and dance floor location and size must be submitted with this exhibit (see attached Floor Plan example).

Thomas Posilero is the owner of the business and has worked in the business for 2 years. He just wants customers to be able to enjoy beer, wine or mixed drink with their meal. The Restaurant is a well respected business in the community and employs about 10 people that live in the surrounding community.



City of Norfolk

Inter Department Correspondence Sheet

TO: City Manager

FROM: City Planning Commission

COPIES TO:

SUBJECT: Application for Adult Use Special Exception (3 P.H. 27 Apr. 2006)

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Adult Use Special Exception: To operate an Eating and Drinking Establishment with alcoholic beverages

Location: 9583 Shore Drive (Maps 1 and 2).

Applicant: Mona Lisa Pizza by Thomas Posilero

Property Owner: John B. Mair

Description of proposed use:

The applicant is currently operating a restaurant at this location. He would like to serve beer and wine to his patrons. No entertainment is proposed and the seating will be limited to 50 seats.

The proposed hours of operation for the sale of alcoholic beverages are from 11:00 a.m. until 11:00 p.m. Sunday through Thursday and from 11:00 a.m. until 12:00 midnight Friday and Saturday.

Description of existing land use pattern:

The site is located within the Shore Drive Plaza which is on the west side of Shore Drive and on the north side of the Shore Drive Bridge. To the north are two commercial districts one of which is a vacant lot and the second is developed with a gas station/convenience store. Directly to the east is the East Beach residential planned development. To the west is the Ocean View Residential neighborhood and to the south is the Harborwalk Planned Development.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

The Planning Commission has considered the following relevant applications in the immediate area:

- 1.) 2005: A request by Blue Hawaii to operate an entertainment establishment on property located at 4249 East Little Creek Road. The request was approved.

Neighborhood Impact:

The site is located on a portion of Shore Drive which is zoned and developed commercially. An eating and drinking establishment with the proposed limited hours and seating would not negatively impact the surrounding residential neighborhoods.

General Plan Impact:

The General Plan designates the area as commercial/office. This proposal would be considered to be in conformance with the General Plan.

Zoning Impact:

This application is for a special exception, which acknowledges that while the use is generally permitted in the district, it is of such a character that careful scrutiny is needed to determine if it is appropriate in this specific location and, if so, under what conditions.

The application for an eating and drinking establishment requires an adult use special exception, to which particular locational standards (described in Subsection 25-10.1) dealing with the concentration of similar facilities and the proximity to residential districts apply. Granting the request could require the waiver of these standards. Two waivers are needed for this application.

The waivers may be granted by City Council if all four of the following findings are made:

- 1) that the proposed use will not be contrary to the public interest or be injurious to nearby properties, and that the spirit and intent of the zoning ordinance will be observed;

- 2) that the establishment of an additional adult use in the area will not conflict with any Council adopted objectives, plans or programs for the area;
- 3) that the establishment of an additional adult use will not be contrary or detrimental to any program of neighborhood conservation or renewal in adjacent residential areas; and
- 4) that all applicable regulations of the zoning ordinance and special conditions attached to special exception will be observed.

As shown on Map 1, the site is located in a C-3 (Retail Center) district which is developed with conforming uses. This use will have to observe the general conditions for special exceptions contained in Section 25-9 of the Zoning Ordinance and the special standards relating to adult uses contained in Sub-section 25-10.1.

PART 3: RECOMMENDATION:

The Planning Commission unanimously recommends (by a 7 to 0 vote) that this adult use special exception to operate an Eating and Drinking Establishment be approved subject to the following conditions:

- 1) The hours of operation for the sale of alcoholic beverages shall be from 11:00 a.m. until 11:00 p.m., Sunday through Thursday, and from 11:00 a.m. until 12:00 midnight Friday and Saturday.
- 2) The seating capacity for the restaurant shall not exceed 50 seats and the total occupancy shall not exceed 50 people.
- 3) There shall be no entertainment provided. There shall be no off-premises sales of alcoholic beverages.
- 4) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- 5) This Special Exception shall automatically expire upon a change of ownership of the property, a change in possession, or a change in the operation or management of the facility.
- 6) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or

manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- 7) Any requirements, limitations or restrictions imposed by the Virginia ABC Commission or by any provision of Virginia law upon this establishment which are more stringent than the requirements of this Special Exception shall be effective and binding. Any violation of such limitation requirement or restriction imposed by the ABC Commission shall be deemed a violation of this Special Exception. The Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from limitations, requirements of restrictions imposed by the ABC Commission or by State law.
- 8) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the facility is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- 9) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- 10) A copy of this Special Exception ordinance and "Exhibit A" (including the floor plan) shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- 11) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.
- 12) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- 13) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- 14) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- 15) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- 16) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 17) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- 18) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- 19) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- 20) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- 21) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- 22) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.
- 23) Violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

MAPS:

1. Location and Zoning
2. Site
3. Site Plan
4. Floor Plan
5. Adult Use Waivers Needed

Property Description:

Within shopping center in a building measuring 60 feet, more or less, in length and 125 feet, more or less, in depth and located in Shore Drive Plaza, 5 feet, more or less, south of Pleasant Avenue and 260 feet, more or less, west of Shore Drive; premises numbered 9583 Shore Drive.

Proponents:

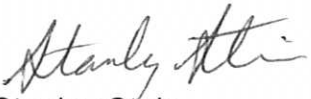
Tommy Posllero

9583 Shore Drive
Norfolk, VA 23518

James Janata
3124 East Ocean View Avenue
Norfolk, VA 23518

Opponents:

None



Stanley Stein
Acting Executive Secretary

Attachments

1. LOCATION AND ZONING
PROPOSED ADULT SPECIAL EXCEPTION

MONA LISA PIZZA
9583 Shore Drive



Planning Commission Public Hearing

April 27, 2006

Application 3



Location



2. SITE

PROPOSED ADULT SPECIAL EXCEPTION

MONA LISA PIZZA
9583 Shore Drive



Planning Commission Public Hearing

April 27, 2006

Application 3



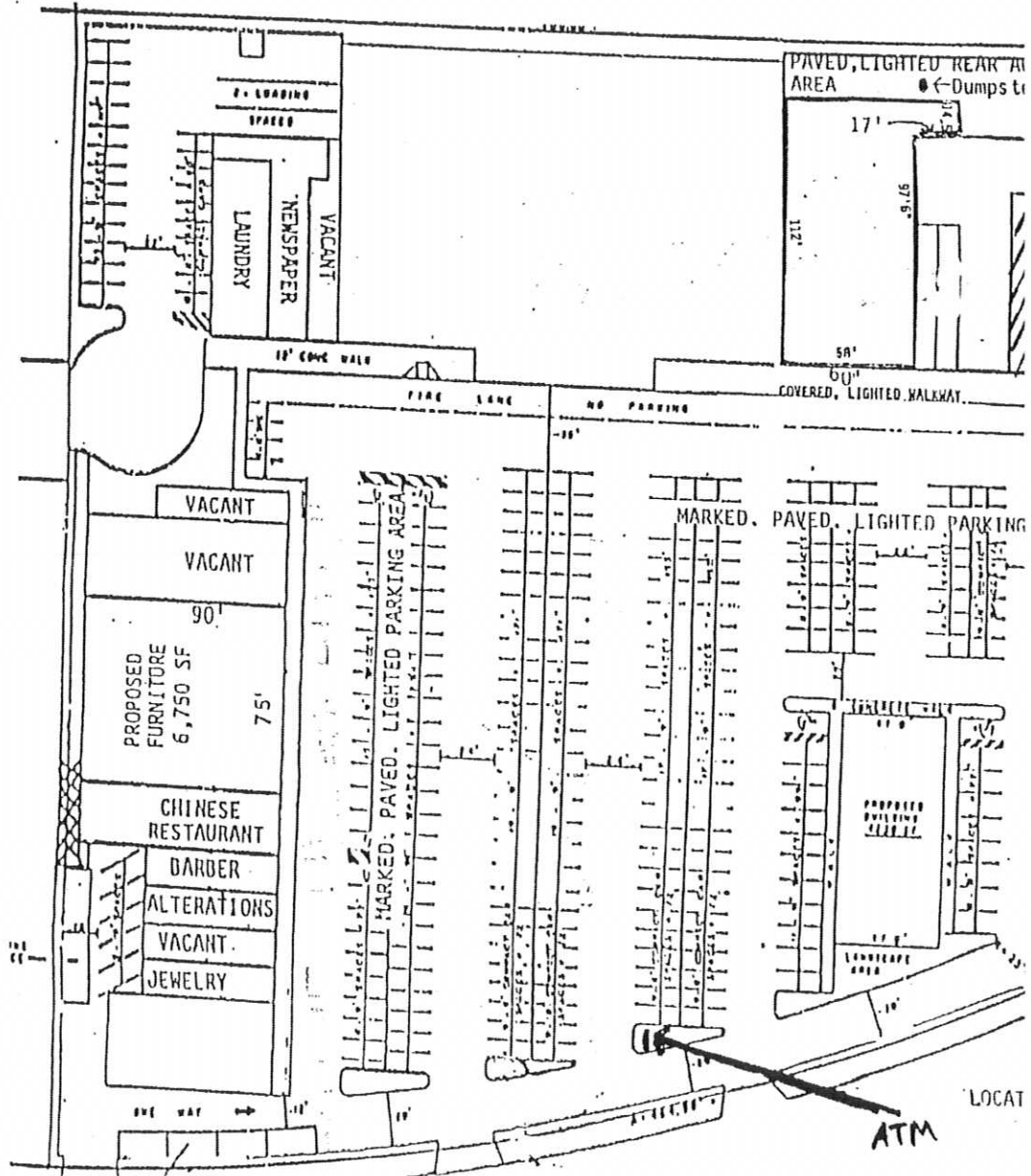
Location

3. SITE PLAN

PROPOSED ADULT SPECIAL EXCEPTION

MONA LISA PIZZA
9583 Shore Drive

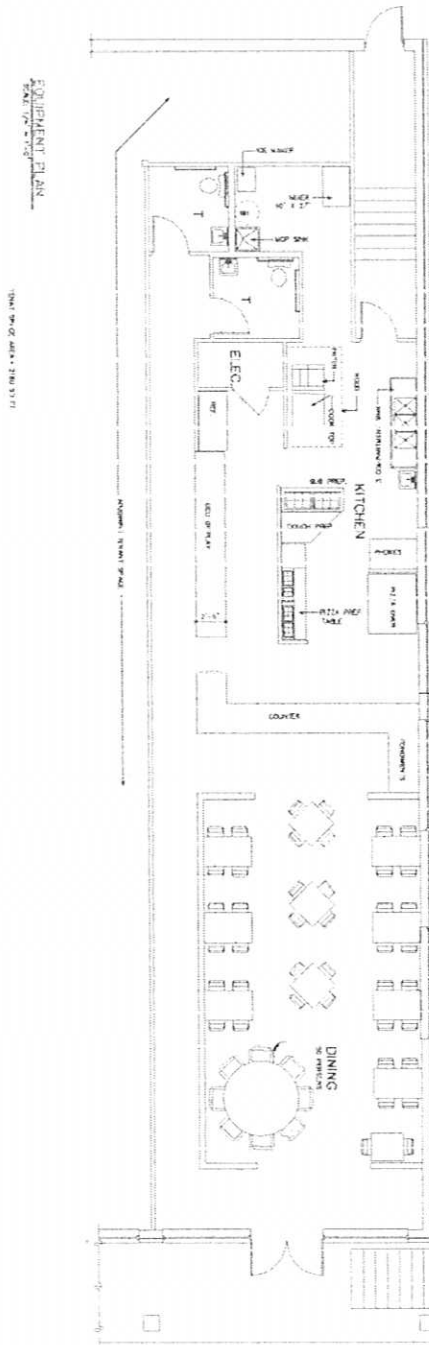
SHORE DRIVE PLAZA
"EXHIBIT A"



4. FLOOR PLAN

PROPOSED ADULT SPECIAL EXCEPTION

MONA LISA PIZZA
9583 Shore Drive





City of Norfolk

Inter Department Correspondence Sheet

TO: City Manager

FROM: City Planning Commission

COPIES TO:

SUBJECT: Application for Adult Use Special Exception (3 P.H. 27 Apr. 2006)

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

Adult Use Special Exception: To operate an Eating and Drinking
Establishment with alcoholic beverages

Location: 9583 Shore Drive (Maps 1 and 2).

Applicant: Mona Lisa Pizza by Thomas Posilero

Property Owner: John B. Mair

Description of proposed use:

The applicant is currently operating a restaurant at this location. He would like to serve beer and wine to his patrons. No entertainment is proposed and the seating will be limited to 50 seats.

The proposed hours of operation for the sale of alcoholic beverages are from 11:00 a.m. until 11:00 p.m. Sunday through Thursday and from 11:00 a.m. until 12:00 midnight Friday and Saturday.

Description of existing land use pattern:

The site is located within the Shore Drive Plaza which is on the west side of Shore Drive and on the north side of the Shore Drive Bridge. To the north are two commercial districts one of which is a vacant lot and the second is developed with a gas station/convenience store. Directly to the east is the East Beach residential planned development. To the west is the Ocean View Residential neighborhood and to the south is the Harborwalk Planned Development.

- 2) that the establishment of an additional adult use in the area will not conflict with any Council adopted objectives, plans or programs for the area;
- 3) that the establishment of an additional adult use will not be contrary or detrimental to any program of neighborhood conservation or renewal in adjacent residential areas; and
- 4) that all applicable regulations of the zoning ordinance and special conditions attached to special exception will be observed.

As shown on Map 1, the site is located in a C-3 (Retail Center) district which is developed with conforming uses. This use will have to observe the general conditions for special exceptions contained in Section 25-9 of the Zoning Ordinance and the special standards relating to adult uses contained in Subsection 25-10.1.

PART 3: RECOMMENDATION:

The Planning Commission unanimously recommends (by a 7 to 0 vote) that this adult use special exception to operate an Eating and Drinking Establishment be approved subject to the following conditions:

- 1) The hours of operation for the sale of alcoholic beverages shall be from 11:00 a.m. until 11:00 p.m., Sunday through Thursday, and from 11:00 a.m. until 12:00 midnight Friday and Saturday.
- 2) The seating capacity for the restaurant shall not exceed 50 seats and the total occupancy shall not exceed 50 people.
- 3) There shall be no entertainment provided. There shall be no off-premises sales of alcoholic beverages.
- 4) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- 5) This Special Exception shall automatically expire upon a change of ownership of the property, a change in possession, or a change in the operation or management of the facility.
- 6) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or

- 11) When the facility is leased, let, or used by a third party to stage an event for profit, the facility manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of the event.
- 12) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- 13) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- 14) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- 15) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- 16) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 17) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- 18) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- 19) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

2. SITE

PROPOSED ADULT SPECIAL EXCEPTION


MONA LISA PIZZA
9583 Shore Drive



Planning Commission Public Hearing

April 27, 2006

Application 3

 Location

4. FLOOR PLAN

PROPOSED ADULT SPECIAL EXCEPTION

MONA LISA PIZZA
9583 Shore Drive

